

# BANKER SPEAKS AT LUNCHEON OF REALTY BOARD

Walton Urges Closer Relations and Condemns Pessimists as Detriment to City.

In speaking before the Washington Real Estate Board at its luncheon Thursday in the Lafayette Hotel, George O. Walton, president of the Liberty National Bank, painted a vivid picture of the future possibilities of Washington. His speech, which was of the most optimistic vein, condemned the practice of the pessimist in continually speaking of expected reversals in Washington, when they should have been realizing that at present Washington faces greater possibilities than ever before. The wonderful advantages gained by the war period have opened up unlimited possibilities for future development, he said, and added that it was one of the most important duties of the real estate profession to stabilize values and ally itself with the banking fraternity and other business interests in order to determine the future of Washington.

Referring to the opportunity for development in the Real Estate Board's activities, Mr. Walton said the aims and purposes of the board were in line with the proper spirit of modern development through organization in that it was opposed to fostering narrow and selfish ideals. One can not allow an opportunity to pass to see that in the organization of the Washington Real Estate Board a great accomplishment has been attained. In these days of activity, when standards of conduct are established by such organizations, individuals may be assured of safety and efficiency in those with whom they may interest their business, he declared. Membership in the Washington Real Estate Board should carry with it, he said, the same assurance of professional square-dealing as is found in medical and lawyer's associations. "It has been conclusively proven that your organization has already accomplished splendid results in establishing efficient co-operation and other features and must prove helpful to the younger element as well as to those who have spent many years in the business, he said.

Discussing certain plans of the bankers relation to the realtor, Mr. Walton said, "Restrictions limiting national banks in making loans on real estate have resulted locally in the investment of \$27,000,000 in bonds and securities which otherwise might have gone into real estate. The lifting of these restrictions, principal among

## Five-Story Apartment To Be Built At 3532 Conn. Ave.

A five-story apartment is to be erected at 3532 Connecticut avenue northwest, to occupy lots 86 and 87 in square 2068, by L. Gibson White. The building will be of stone, brick and concrete construction, and will have a frontage of 102.29 feet by a depth of 140 feet; it will contain twenty apartments of two and three rooms, kitchenette and bath, and will be of fireproof construction. There will be a drug store on the first floor.

The cost of construction will be \$225,000. Stern and Tomlinson are architects.

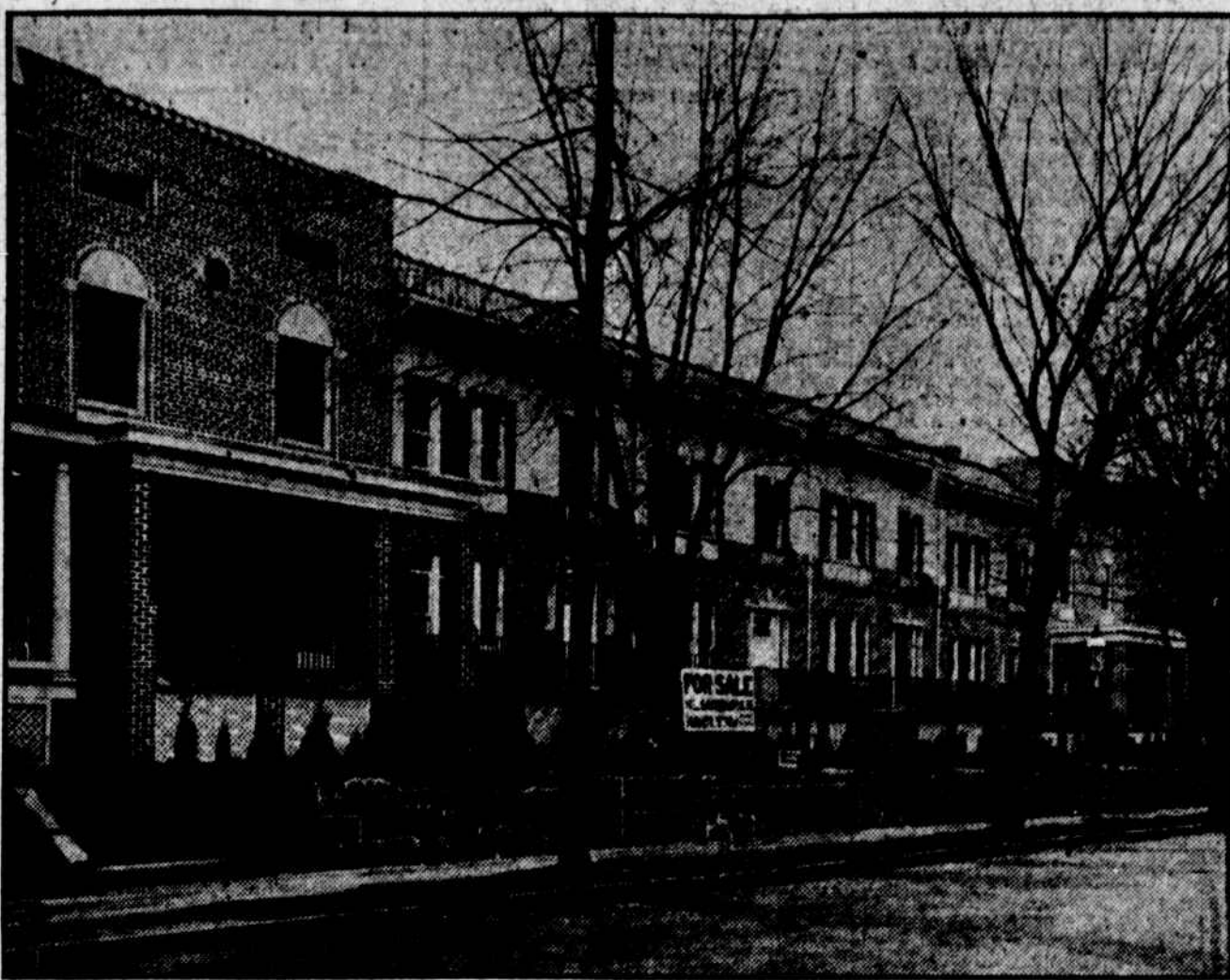
which are the one-year duration limitation, and a provision that loans may only be made on a basis of 50 per cent of the appraised value of property, would undoubtedly open the way for the investment of this money in Washington real estate. These funds would materially aid in financing new building operations to relieve the housing shortage.

"It was stated that national banks favor a three-year duration on loans based on 65 per cent valuation." Harry K. Boss, president of the Board, congratulated the members on the continued and increasing interest manifested in the Board's activity, evidenced by the large number that attended the luncheon meetings. Arrangements for these luncheons are made by a special luncheon committee headed by Edmund D. Rheem as chairman.

Marked Activity in Residential Property in District Unabated During Week.

Continued activity in the sale of residential property is shown by the report of Boss & Phelps of their recent sale of ten dwellings, aggregated in value \$110,000. The following transfers were included in their list: A detached home at 307 Rosemary street, Chevy Chase, Md., was purchased by Henry M. Seely, the property being owned by John W. Lynch. The house is of frame construction containing seven rooms, bath, and

## SIX NEW HOUSES JUST COMPLETED BY CHARLES L. TANKERSLEY



Six houses just completed by Charles L. Tankersley at 1758 to 1768 Lanier street northwest. Each house is of different design and contains seven rooms (four bedrooms), sleeping porch, and brick garage. N. L. Sansbury Co., Inc., are exclusive sales agents for the property.

all modern improvements. Anna C. Bruen bought a home at 1457 Girard street northwest, from Sam Goldberg. The improvements consist of a three-story ten room brick house, heated with hot water, two baths, electric lights and is situated on a lot 20x140 feet.

James J. Burke sold his home at 70 Q street northwest, to Isadore Ruderman. This is a three-story bay window brick house, having nine rooms and bath, furnace heat and after improvements will be occupied by the new purchaser for a home.

A new house at 128 Maple avenue, Takoma Park, Md., recently completed by Clarence Lawry, was obtained by Ruth E. Jacobs. This is

a bungalow type, detached house, entirely modern, and located on a lot about 50 by 125 feet.

A large four-story house at 26 Iowa circle was bought from J. R. Beattie by Laura Tyree. This is a handsome wide brick house containing eighteen rooms, several baths, all modern improvements, and a fireproof garage holding two cars.

E. Baird sold a house at 1817 Thirteenth street northwest, to Max Epstein. This property will be improved for residence. There is also garage property on the rear of the lot bought by the same purchaser.

A home in Columbia Heights owned by Phillip Otterbeck, situated at 3529 Thirteenth street northwest, was purchased by Anna G. Prisk. This

is a three-story colonial brick house having ten rooms, two baths, hot water heat, electric lights and garage.

A completely furnished house at 344 Eleventh street southeast, was purchased by Mary G. Lampert from Henry Huber. This house is of brick construction, containing ten rooms and bath, hot water heat, electric lights, and will be used for a home.

Charlotte Foselman sold her home at 2621 University place northwest, to Gus Harris. This is a two-story eight room house, heated with hot water, having electric lights and other up-to-date conveniences.

Irene Beattie purchased a residence at 1722 Newton street northwest, owned by Laura Tyree.

## NATIONAL HOTEL GETS PERMIT TO MAKE REPAIRS

\$66,000 Addition to Wise Brothers Dairy Among Large Operations for Week.

Today closed another active week at the office of the Building Inspector in the District building.

The National Hotel Company got a permit to repair the property on the northeast corner of Sixth street and Pennsylvania avenue northwest, recently damaged by fire, to cost \$70,000.

Wise Brothers got a permit to make extensive additions to their dairy at 3206 N street northwest, to cost \$66,000.

The Thrift Building Company got a permit to build five two-story frame dwellings at 1343 to 1351 Randolph street northwest, to cost \$35,000.

Numerous permits were issued for the erection of residential property and garages, and for repairs. Following are some of the permits issued during the week:

Municipal Improvement Company, to build one-story frame dwelling at Forty-eighth and Jay streets northeast, to cost \$1,300.

Regal Shoe Company, repairs to store at 915-917 Pennsylvania avenue northwest, to cost \$2,000.

Woodward & Lothrop, repairs to property South Capitol and D streets southwest, to cost \$12,000.

Dr. J. E. H. Taylor, repairs to property at 1622 S street northwest, to cost \$2,500.

William Cannon, to build brick and stone dwellings at 1252 Jackson street northeast, to cost \$3,500.

G. G. Loehrer to build brick dwelling at 1408 Montague street northwest, to cost \$12,000.

B. H. Gruver, to build three two-story brick dwellings at 1358-62 Shepherd street northwest, to cost \$25,000.

Lottie L. Burns, to build two-story frame dwelling at 3500 Twenty-second street northeast, to cost \$4,000.

John Jeffrey, to build one-story frame dwelling at 1500 Newton street northeast, to cost \$3,500.

William R. Baugh, to build two-story frame dwelling at 1827 Holly street northwest, to cost \$7,000.

George H. Bright, to build two-story brick stores at 1430 Irving street northwest, to cost \$20,000.

John O. Glenn, to build three-story

brick dwelling at 2170 Wyoming avenue northwest, to cost \$25,000.

Bertha Coblenzier, to build three-story brick garage rear 1786 Sixth street northwest, to cost \$1,050.

Harry D. Copehaver, to build two-story brick dwelling at 2417 Rittenhouse street, to cost \$14,000.

M. Shappari, repairs to property at 3060 M street northwest, to cost \$1,000.

H. L. Flemer, to build two-story frame dwelling at 2708 South Dakota avenue, to cost \$4,500.

Corby Baking Company, repairs to property at 2301 Georgia avenue northwest, to cost \$10,000.

L. B. Ross, repairs to property at 1824 Kenyon street northwest, to cost \$3,000.

W. A. Hill, repairs to property at 1638 Connecticut avenue northwest, to cost \$10,000.

W. A. Simpson, repairs to property at 32 Seventh street southeast, to cost \$3,000.

Arthur Foraker, repairs to property at 723 Eleventh street northwest, to cost \$500.

William Bull, to build two-story concrete block store at 3905 Twelfth street northeast, to cost \$9,100.

W. P. Irvin, to build two-story frame dwelling at 4418 Clay street northeast, to cost \$2,000.

Thrift Building Company, to build five two-story frame dwellings, at 1343-1351 Randolph street northwest, to cost \$35,000.

George F. Hungerford, to build two-story frame dwelling at 4119 First street southeast, to cost \$14,000.

W. R. Shelton, repairs to property at 453 H street northwest, to cost \$1,500.

The National Hotel Company, repairs to property at 507 Pennsylvania avenue northwest, to cost \$70,000.

Middaugh & Shannon, Inc., to build two-story brick dwellings at 3200-02 Woodyard road, to cost \$22,000.

John M. Henderson, to build four two-story brick and frame dwellings at 2945-2941 Upton street northwest, to cost \$40,000.

George F. Mikkelsen, to build two-story frame dwelling at 3724 Jenifer street northwest, to cost \$9,000.

A. H. Douglas, to build two-story brick store and apartment at 939-943 I street northwest, to cost \$11,000.

The Fleischmann Yeast Company, repairs to property at Twenty-sixth and Channing street, to cost \$25,500.

C. J. Battelst, to build two-story frame dwelling at 1232 Crittenden street northwest, to cost \$6,000.

Pulp Commission Not Named. The commission authorized by a joint resolution of Congress to negotiate with Canada concerning the manufacture of paper from wood pulp will not be appointed, it was announced at the White House today.

It is understood alleged discrimination will be settled by negotiations between the State Department and the Canadian government.

## PHILLIPS SELLS OVER 11 HOMES IN PAST WEEK

Morris Bassin Buys Beautiful House on Connecticut Avenue.

The transfer of eleven residential properties during the past week is reported by the office of William S. Phillips. The transactions are as follows:

Morris Bassin purchased from Allen M. Callaghan the beautiful home which was recently completed on the Southeast corner of Connecticut avenue and Shepherd street, Chevy Chase. This is a large modern home situated in the prettiest section of this suburb.

Marie E. Schott purchased from Sophia R. Harris the detached house at 2911 Porter street northwest. This is a very pretty home, containing seven rooms and having large lot with garage.

Charles S. Grumman purchased from Charles W. King a new row house, recently completed at 1303 Buchanan street.

Emma J. Macdonald purchased one of Winfield Preston's new houses at 1418 Spring place northwest. This is a very pretty row house of tapestry brick, containing six rooms and bath.

Mrs. Grace Ksanda purchased from Clara S. Brenigle premises 1417 Monroe street northeast. This is a thoroughly modern home of six rooms, located in a pretty section of Mt. Pleasant.

Capt. Charles E. Neal sold premises 1440 Oak street northwest to Rex J. Brown.

Homer W. Cooper purchased from R. B. Warren one of the new detached bungalows on Twentieth street northeast.

Samuel A. Schneider purchased from Mary D. Carter, the two-family flat at 1287 D street northeast, each flat containing five rooms and bath.

Isadore L. Berkowitz purchased from Milton E. Bruner the six-room and bath brick house at 519 Harvard street northwest.

Alexander Cais purchased from Clara E. Baker the detached home at 2021 Twenty-fourth street northeast.

Dr. Charles E. Chambliss purchased from Earle E. Mottern premises 3401 Sixteenth street northeast. This is a very pretty detached house, in Brookland, containing six rooms and having every modern convenience.

**PRICE \$3,450**  
SMALL CASH PAYMENT  
BALANCE \$35.00 MONTHLY

**19 Sold 3 Left**

**Why Pay Rent?**

Sample House  
No. 1376 C St. N. E. - Vacant  
Open and Lighted Saturday Night from 7 to 9 P. M.  
Open Sunday from 2 to 5 P. M.  
Modern Four-room and Bath Homes  
An inspection entails no obligation—they may prove satisfactory to you as they have to many others.

**B. F. SAUL CO.**  
1412 Eye St. N. W. Main 2100

**\$1,000 UNDERPRICED**  
Beautiful Home Just Completed

**1708 Kenyon St. N. W.**

8 Rooms  
2 Baths  
Large Lot  
Garage

**TO INSPECT**  
Take Mt. Pleasant cars to Kenyon street. Walk half square west.

OPEN EVERY DAY  
9 A. M. to 9 P. M.

FOR SALE BY ANY BROKER OR

**H. A. THRIFT**  
Owner and Builder  
Main 768 Union Trust Building

**Beautiful Old Georgetown Residence**

Sixteen rooms, 3 baths. High ceilings. Oak and rosewood floors. 22,000 square feet of ground. Corner property. Large garage and stable.

Price, \$30,000—Offer Wanted

Can Be Seen by Appointment

**STORY & CO.**  
1112 Conn. Ave.  
Franklin 4100

ANNOUNCEMENT

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who has severed his connection with The Bradstreet Company, is now associated with

**THOS. E. JARRELL**

In the Real Estate and Insurance Business  
837 Woodward Building Main 766

LAST SALE OF LOTS IN

**LYON PARK**

Before the Winter Season

**\$10,000 WORTH SOLD LAST SUNDAY!**

**GAS—ELECTRICITY SEWERAGE—STREETS**

WE HELP YOU BUILD

Lots 15c and 20c a Square Foot

Come Out Sunday and See Lyon Park.  
Pick Out Your Lot Now.

**HOW TO REACH LYON PARK**

1. Take Falls Church line trolley at Mt. Vernon Railway Station, 12th street and Pennsylvania avenue. Get off at Lyon Park Station. Commutation fare, 10c.
2. Drive over Highway Bridge and Military Road through Arlington Cemetery and Fort Myer. Take Fort Avenue to Lyon Park.
3. Phone Main 1145 for salesman to drive you to property.

**TERMS**  
\$20 reserves a lot  
\$20 a month pays for it  
NO INTEREST

**RUBY LEE MINAR**  
Sales Manager  
412 Evans Building  
Phone Main 1145

**An Exceptional Opportunity**

To Secure This Attractive New Bungalow and a New Ford Touring Car

THIS PROPERTY CONTAINING six large rooms and bath is located at Bradley Hills, near the fashionable Edgemoor section, in the heart of a thriving community. Among the many splendid features are hot-water heat, hardwood floors, electric range, open fireplace, concrete porch and large lot 75x120.

UNUSUAL CONDITIONS ENABLE US TO OFFER THIS PROPOSITION ON THE MOST REASONABLE TERMS. Without a doubt, this is one of the best buys this year, and it will pay you to go out and look at this property.

Price, **\$7,950**

**JOHN F. MAURY**  
1731 K Street N. W. Phone Main 4080  
TO INSPECT SUNDAY PHONE MR. MACDONALD AT NORTH 9202.